

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: November 3, 2005

ITEM NO. 4

CASE NUMBER/ PROJECT NAME	4-DR-2005#3 Taneko Tavern at The Borgata		
LOCATION	6166 N. Scottsdale Road		
REQUEST	Request approval of a site plan and elevations for construction of a new restaurant on an existing retail pad.		
OWNER	Westcor 602-953-6296	ENGINEER	N/A
ARCHITECT/ DESIGNER	P.F. Chang's China Bistro 480-888-3630	APPLICANT/ COORDINATOR	Scott Duffner Fancher Development 714-258-1808

BACKGROUND

Zoning.

The property is zoned C-2, and contains an existing retail shopping center.

Context:

The site is located just south of Lincoln, fronting the west side of Scottsdale Road. The area is generally characterized by resort hotels and commercial retail and office land uses.

Adjacent Uses:

- North: Existing restaurants and retail shopping center in a C-2 Zone.
- South: Existing restaurants and retail shopping center in a C-2 Zone.
- East: Existing retail shopping and office land uses in a C-2 Zone.
- West: Hotel/Resort land use in the Town of Paradise Valley.

APPLICANT'S PROPOSAL

Applicant's Request.

Approval to build a 5,437 square-foot restaurant structure with a 509 square foot outdoor patio on the southern vacant pad of the Borgata shopping center. The pad is vacant due to the demolition of the front portion of the Borgata to implement the approved site plan for the shopping center renovation.

Development Information:

(Proposed Restaurant)

- The proposed restaurant contains approximately 5437 square feet + 509 square feet of outdoor patio area.
- The project meets the remainder of its development standards as a part

of the overall development information below.

(Overall Shopping Center)

- Existing Use: Commercial shopping center
- Parcel Size: 6.85 Acres
- Total Existing Square Footage: 91, 435 Square Feet
- Total Proposed Square Footage: 90, 787 Square Feet
- Parking Required: 439 Space Required
- Parking Provided: 482 Spaces Provided

DISCUSSION

Conformance to the approved site plan:

The Development Review Board reviewed and approved a new site plan for the Borgata development on June 9, 2005. The “new” site plan included the demolition of the Mancuso’s restaurant structure, the filling in of the water feature along Scottsdale Road, the extension of the parking lot toward Scottsdale Road, and finally the creation of two (2) new restaurant pads with an interior courtyard and water feature.

The proposed restaurant will occupy the southerly of the two restaurant pads, and is proposed to be located in essentially the same footprint as the site plan (June 9, 2005) indicated. The only modification is that the tenant, Taneko Tavern, needs additional floor area for equipment and is proposing to extend the structure to the south and remove 3 parking stalls along the southeasterly portion of the restaurant pad. This does not impact the overall site development standards and zoning provisions, and the project still conforms will all zoning requirements. The remainder of the proposed restaurant structure is compatible with the previously approved site plan, and includes the features the Development Review Board was most concerned about at the June 9, 2005 hearing:

1. The open nature of the courtyard and the relationship of the outdoor patio seating area to that courtyard;
2. Siting the vertical elements & architectural character of the structure to be relational to the Borgata shopping center; and
3. Providing strong pedestrian connections to the Borgata development.

Staff has analyzed these issues and finds that the proposed structure meets the spirit and intent of the Board’s discussion on both June 9th, 2005 and at the two most recent study sessions where the proposed project was discussed. The project has pedestrian connections in the places where they were approved as part of the Development Review Board approval for the overall site plan, the architecture is in keeping with the overall form and function of the Borgata development, and the patio area is in the location as shown on the approve site plan.

Building materials & colors:

The applicant has carefully considered the comments of the Development Review Board at two (2) previous study sessions regarding this project (most recently October 6, 2005), and has revised the application accordingly. The application now reflects similar (if not identical) building materials and colors to those currently located at the Borgata. These include the following:

- Roof: Mission type, barrel clay tile roof.
- Stucco: Plaster stucco to match texture of existing material found in the Borgata. The color will be both an earthtone brown and beige. It will be located on the upper portions of the structure, and in columns
- Smooth Stone: As wainscot height treatment below windows which will provide differentiation between the split face block and the wood elements.
- Rough Stone: Split-face CMU.
- Wood Trim: Located at trellis & trim elements, these will provide architectural detail under the eaves and pitch of the roofline.

**OTHER BOARDS AND
COMMISSIONS**

The Development Review Board is the final decision making authority in this matter, unless a timely appeal is filed with the City Clerk's office with the City of Scottsdale. The Development Review Board reviewed and approved the overall site plan modification for this shopping center with 4-DR-2005, in June 2005.

**STAFF
RECOMMENDATION**

Staff recommends approval, subject to the attached stipulations.

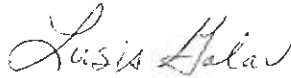
STAFF CONTACT(S)

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APPROVED BY



Mac Cummins, AICP
Report Author



Lusia Galav, AICP
Current Planning Director
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Overall Site Plan
5. Development Site Plan
6. Floor Plan
7. Color Elevations
- A. Stipulations



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 09/12/05

Project No.: _____ - PA - _____

Coordinator: Mac Cummins

Ca 4-DR-2005#3

Project Name: Taneko Tavern (The Borgata of Scottsdale)

09/16/05

Project Location: 6166 N. Scottsdale Road (The Borgata of Scottsdale)

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: C-2 Proposed Zoning: C-2

Number of Buildings: 8 Parcel Size: 319,943 Sq. Ft.

Gross Floor Area/Total Units: 90,760 Sq. Ft. Floor Area Ratio/Density: 3.53 / 28.4%

Parking Required: 497 Parking Provided: 483 (Net of Loss to Design)

Setbacks: N - Varies S - Varies E - Varies W - Varies

Description of Request:

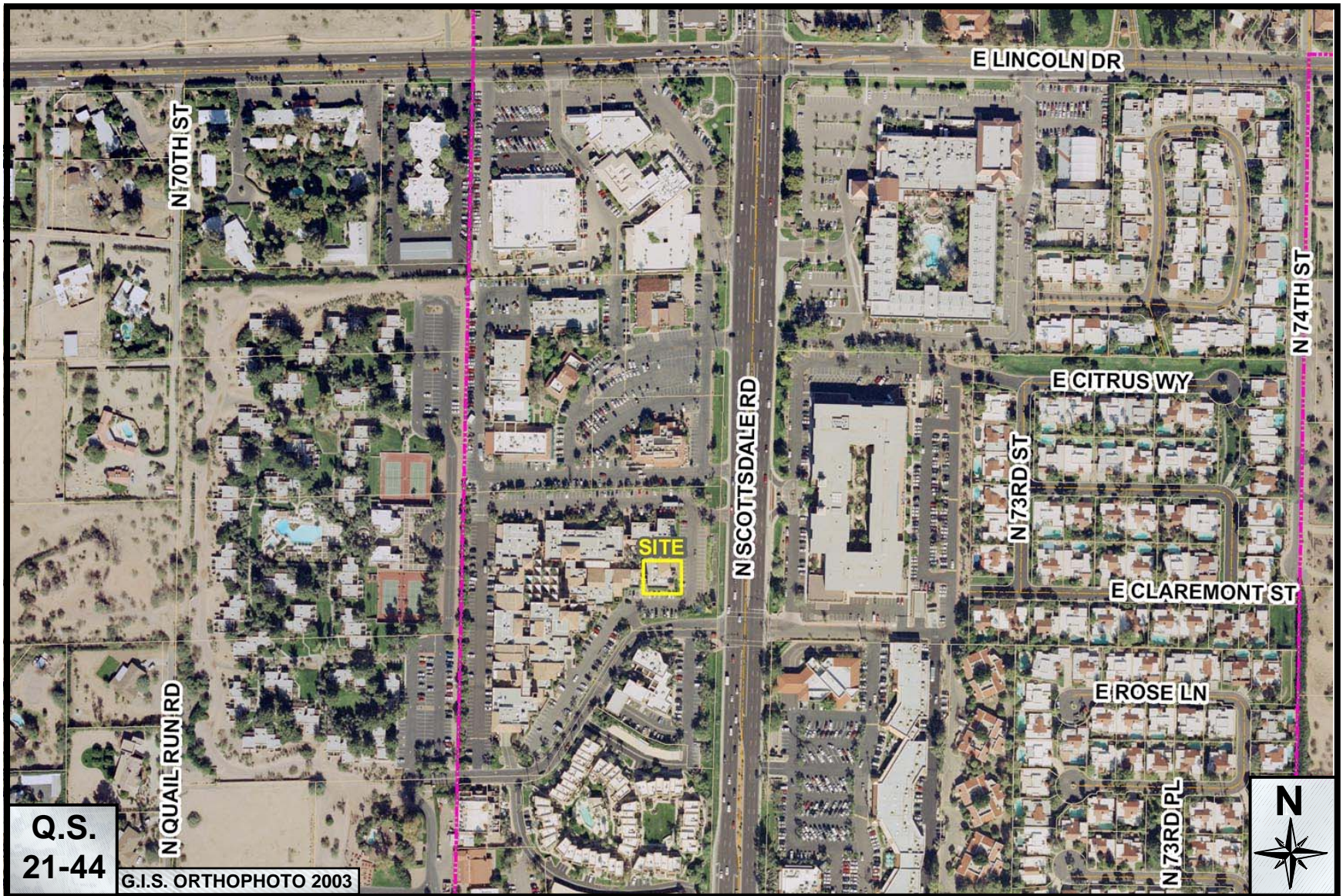
The Applicant is seeking DRB approval for construction of a new 5,821 square foot restaurant on the southernmost of the two pads created with the recent demolition of the Mancuso's Italian restaurant within the Borgata of Scottsdale center (Related Cases Zoning Case No. 29-Z-80 & DR Case No. 4-DR-2005). The restaurant is proposed to be the first site for the latest concept from P.F. Chang's and will be called Taneko Tavern. Patterned after the small, intimate traditional taverns found throughout Japan, Taneko will provide interior seating for 157 patrons with patio seating for another 44 and should add nicely to the eclectic mix of high quality dining choices found within Scottsdale.

The proposed plan differs slightly from that approved with the Landlord's approval for site plan in that the Applicant is proposing a slightly larger footprint of 5,821 square feet, 594 square feet larger than the 5,227 square foot footprint reflected in the approved site plan. This increased footprint size is attributable to the addition of a fully enclosed service yard at the southwest corner of the proposed building and also results in the loss of 3 parking spaces. This is illustrated in the attached exhibits A1.0 which reflects the proposed layout and A1.1 reflecting the previously approved layout together with the parking spaces proposed to be eliminated. The proposed layout also reflects a reduction in the proposed patio area from 892 square feet to only 509 square feet with the proposed layout. The previously approved layout failed to address an adequately sized service yard that every restaurant needs. This yard was designed to be as unobtrusive as possible located back to the side of the restaurant and fully enclosed.

The Applicant has already submitted preliminary designs for DRC review and comments in August. The enclosed exhibits seek to address the comments arising from the Study Session and reflect a building design consistent with the City's development standards, the original objectives of the Landlord and the operational and identify needs of the Applicant.

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



Taneko Tavern @ The Borgata

4-DR-2005#3

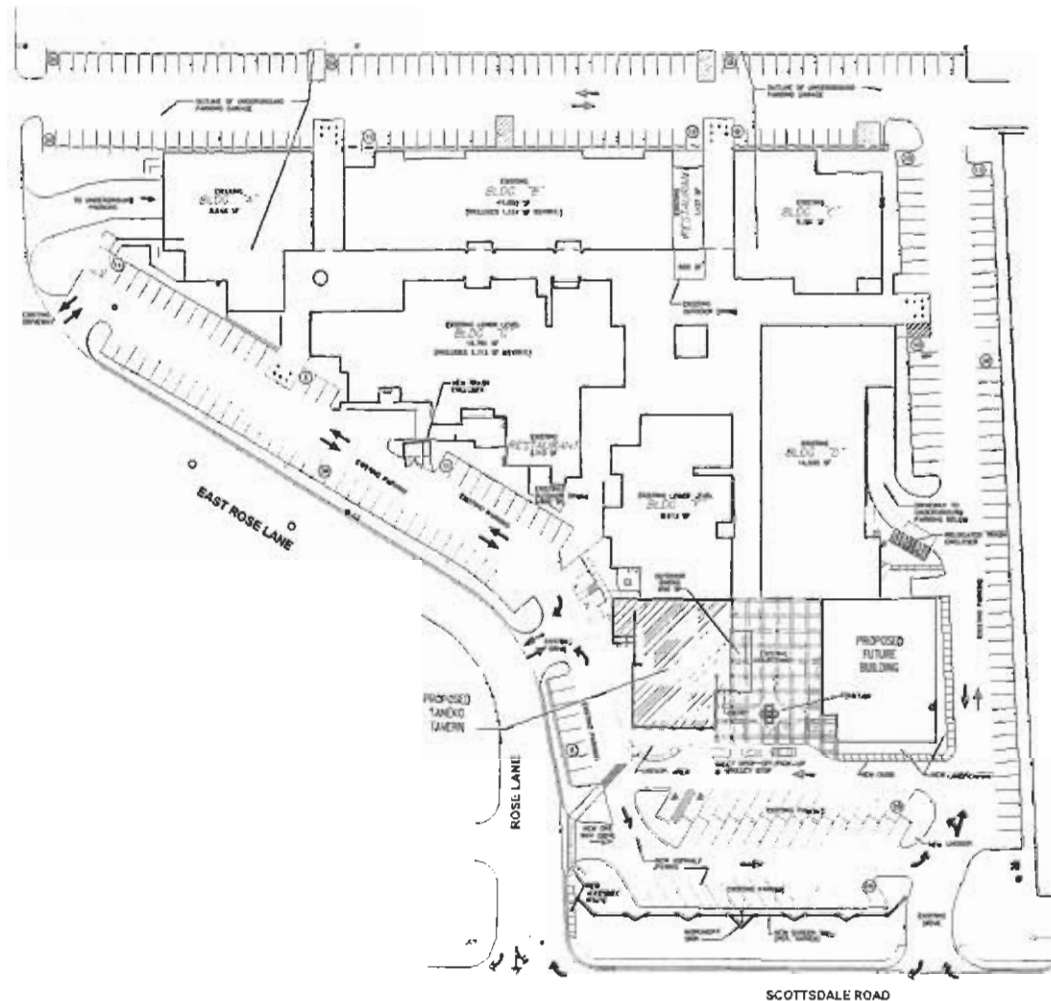
ATTACHMENT #2



Taneko Tavern @ The Borgata

4-DR-2005#3





4-DR-2005 #3
10/31/2005

BUILDING AREAS (REVISED)	
RETAIL	66,452 SF
RESTAURANT	15,104 SF (12,312 OUTDOOR PATIO)
OFFICE BLDG. 1	7,081 SF
TOTAL	90,787 SF

PARKING TABULATION	
WEST SIDE	170 CARS (INCL. 2 H.C.)
UNDERGROUND PARKING GARAGE	178 CARS (INCL. 6 H.C.)
SOUTH SIDE	32 CARS (INCL. 3 H.C.)
EAST SIDE	45 CARS (INCL. 2 H.C.)
NORTH SIDE	87 CARS
TOTAL	442 SPACES (INCL. 14 H.C.)

PARKING REQUIRED	
TOTAL REQUIRED	419 SPACES

OVERALL SITE PLAN

A1.0

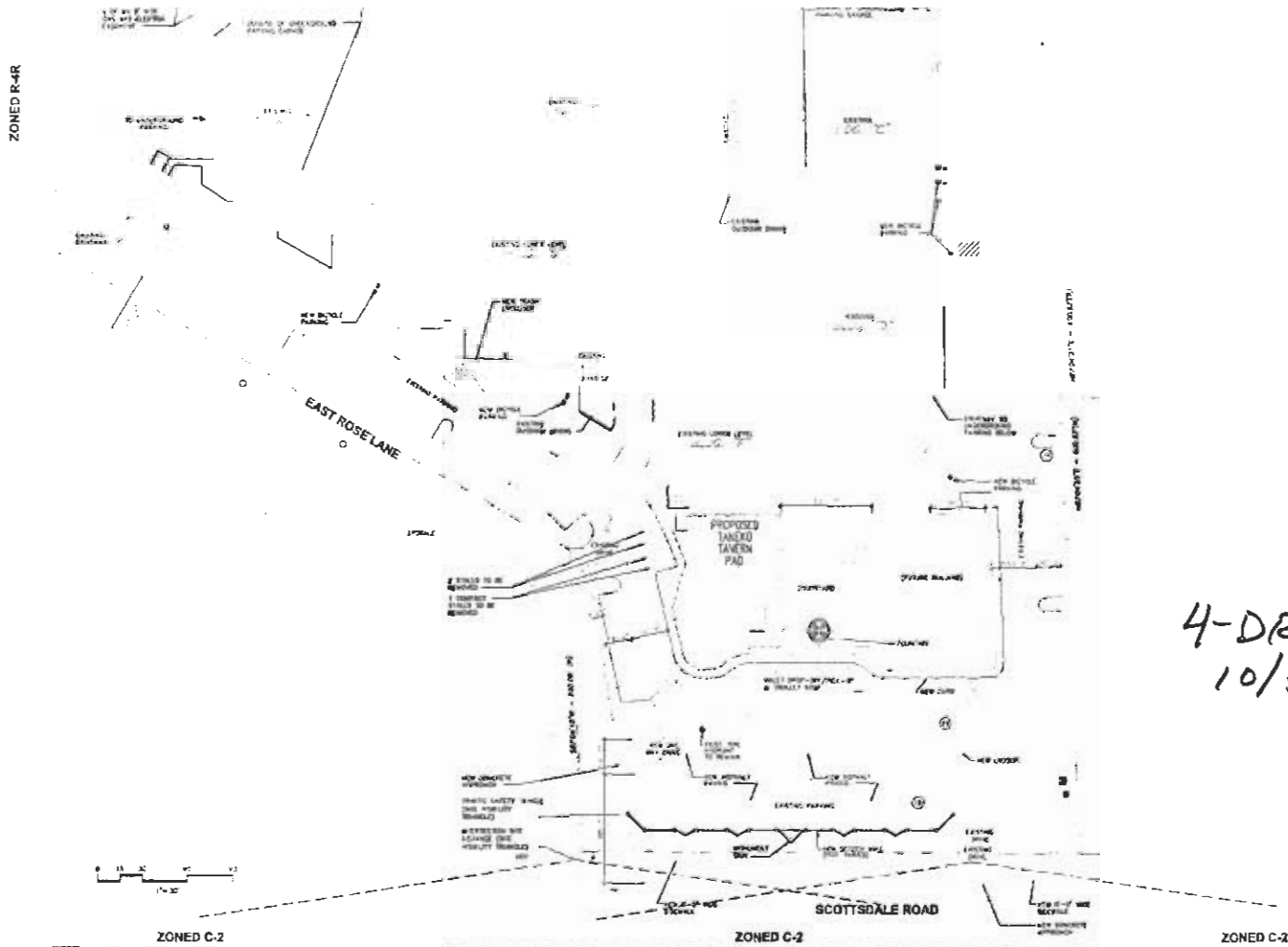
TANEKO TAVERN

BORGATA
SCOTTSDALE, ARIZONA

27 OCTOBER 2005
PROJECT NO. 42267

6200 CYPRESS BLVD
SUITE 100
DALLAS, TX 75241
TEL: 410-343-5500
FAX: 410-343-5501





4-DR-2005 #3
10/31/2005



DEVELOPMENT SITE PLAN

A1.1

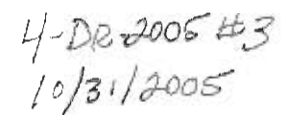
TANEKO TAVERN

BORGATA
SCOTTSDALE, ARIZONA

27 OCTOBER 2005
PROJECT NO: 42267

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INTERIOR AREA	5437 sf
PATIO AREA	509 sf



ATTACHMENT #6



BORGATA COLOR PALETTE



NORTH ELEVATION

B.2

1" = 8'

27 OCTOBER 2005
PROJECT NO. 42267

MBH ARCHITECTS
1116 ALVARADO AVENUE
ALAMOGA, CA 94501
TEL 415.861.8645
FAX 415.861.7645

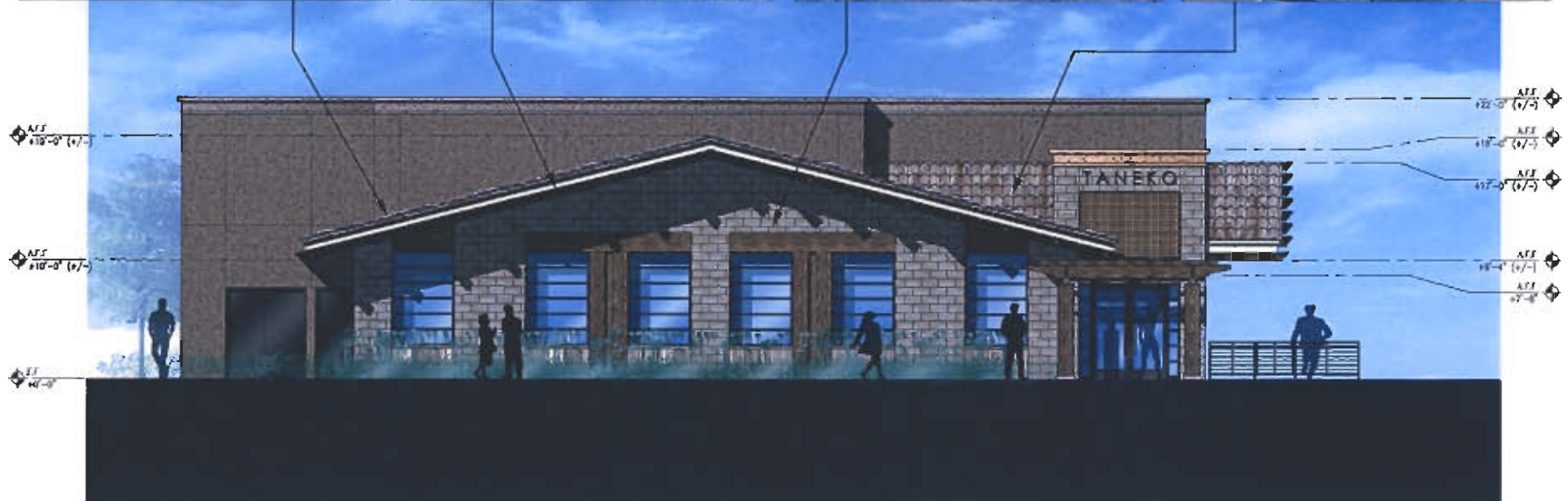


TANEKO TAVERN

BORGATA
SCOTTSDALE, ARIZONA

4-DR-2005 #3
10/31/2005

ATTACHMENT #7



EAST ELEVATION

B.3

TANEKO TAVERN

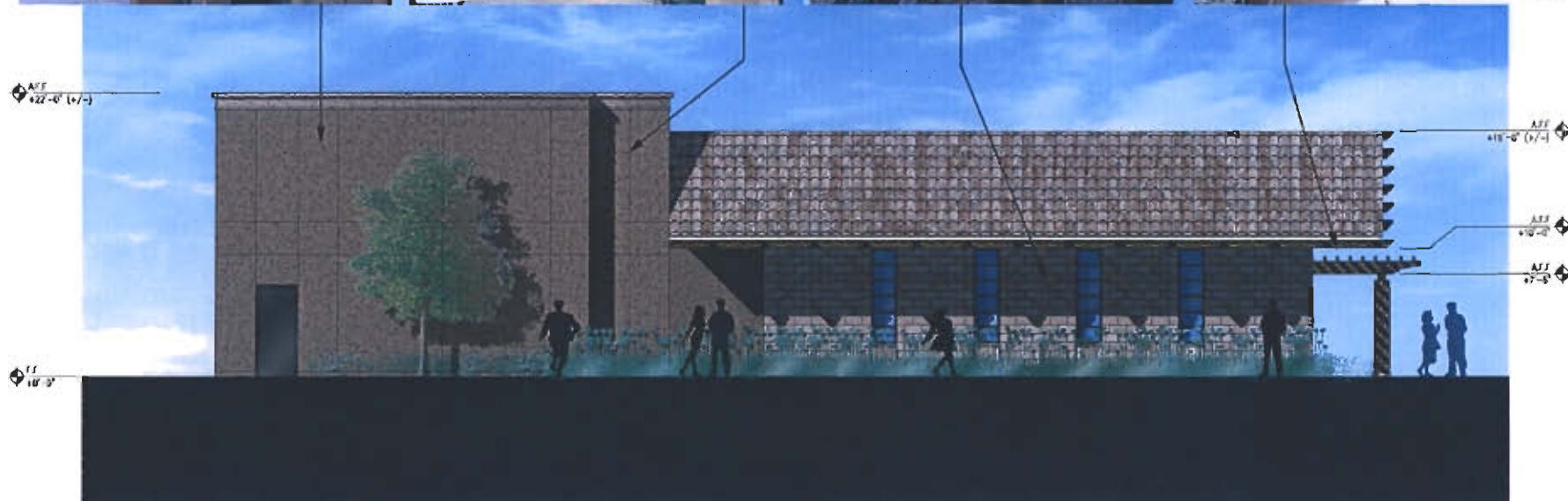
BORGATA
SCOTTSDALE, ARIZONA

27 OCTOBER 2005
PROJECT NO: 42267

1110 ATLANTIC AVENUE
ALAMEDA, CA 94601
TEL 415.845.8845
FAX 415.845.7611



4-DP-2005 #3
10/31/2005



SOUTH ELEVATION

B.4

TANEKO TAVERN

BORGATA
SCOTTSDALE, ARIZONA

27 OCTOBER 2005
PROJECT NO: 42267

2113 ATLANTIC AVENUE
ALABAMA, AL 36801
TEL 335.861.8141
FAX 335.861.8141



4-DR-2005#3
10/31/2005

Stipulations for Case: Taneko Tavern Case 4-DR-2005#3

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by MBH Architects with a received date by City staff of 10/31/2005.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by MBH Architects with a received date by City staff of 10/31/2005 and floor plan by MBH Architects and with a received date by City staff of 10/31/2005.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.

SITE DESIGN:

Ordinance

- A. Pursuant to 4-DR-2005 (Approved on June 9, 2005), with the final plans submit the developer shall demonstrate compliance with parking requirement of the Zoning Ordinance.

SITE DESIGN:

Ordinance

- B. Pursuant to 4-DR-2005 (Approved on June 9, 2005), with the final plans submit the developer shall provide a revised open space plan demonstrating compliance with the Zoning Ordinance.

ATTACHMENT A

LANDSCAPE DESIGN:**DRB Stipulations**

9. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
10. The proposed landscape modifications shall be provided consistent with the approved Development Review Board case 4-DR-2005.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

11. All Exterior lighting shall comply with the Development Review Board approval of the case 4-DR-2005.

ADDITIONAL PLANNING ITEMS:**DRB Stipulations**

12. No exterior vending or display shall be allowed.
13. Flagpoles, if provided, shall be one piece, conical, and tapered.
14. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

RELEVANT CASES:**Ordinance**

- C. *At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 29-ZN-80, 26-ZN-81, 4-DR-2005, and 4-DR-2005#2*

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

WASTEWATER:**Ordinance**

1. Grease interceptors shall be provided at restaurant connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.
2. All remaining portions of the site plan remain bound by case #4-DR-2005, approved on June 9, 2005.